Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645160

Karen Johnson Davidson County
Batch# 1045536 **DEEDWARR**
09/01/2023 12 09 05 PM 2 pgs
Fees $13 00 Taxes $2,434 47

20230901-0068810

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $657,965 40

Affiant

Subscribed and sworn to before me, this 31st day of August, 2023

Notary Public
My Commission Expires 8, 2025

KAREN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Lipscomb University 1 University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No 117-16-0-098.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RER Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lipscomb University**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot(s) 6 , Block Q, as shown on the map entitled Map of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from MILDRED J. CORDRAY, of record in Instrument No 20160901-0092236 , dated September 1, 2016 , said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-098.00.

Matters shown on the Plan of record in Plat Book 843, pages 22 and 23, said Register's Office.

This is improved property located at 3700 Rosemont Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

RER Partnership

By Steve Church, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Steve Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RER Partnership, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 31st day of August, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2026